



CITY OF DURHAM | NORTH CAROLINA

Date: May 3, 2016

To: Thomas J. Bonfield, City Manager

Through: W. Bowman Ferguson, Deputy City Manager

From: Steven Hicks, Director, General Services Department

Subject: Professional Services Contract with Kimley-Horn and Associates, Inc. for the Accessibility Improvements at Valley Springs Park and West Point on the Eno Park Project

Executive Summary

The City entered into a settlement agreement with the Department of Justice (DOJ) in September 2005, to resolve accessibility code non-compliance issues at multiple City-owned sites. The agreement included specific accessibility/ADA deficiencies at Valley Springs Park and at the historic West Point on the Eno. In FY14/15 funding was allocated for design professional services for Accessibility Improvements at Valley Springs Park and at West Point on the Eno Park. In January 2016, General Services staff selected Kimley-Horn and Associates, Inc. (Kimley-Horn) of Raleigh, NC, through a Request for Qualifications process (RFQ), as the most qualified and responsive consultant for the project. The scope of the professional services for the Valley Springs Park site will include all phases of design services for accessibility improvements at the walkways, parking lots, restrooms and at spectator areas of the ballfields. The scope for West Point on the Eno Park will include conceptual design for remediation of the DOJ issues and for greater connectivity throughout the park, resulting in a Basis of Design Report which will identify and prioritize future projects for design and construction.

This agenda item requests City Council approval for professional consulting services with Kimley-Horn to perform the Accessibility Improvements at Valley Springs Park and West Point on the Eno Park.

Recommendation

The Department of General Services recommends that the City Council:

1. Authorize the City Manager to execute a professional services contract with Kimley-Horn and Associates, Inc. for an amount not to exceed \$89,000.00 and
2. Establish a design contingency in the amount of \$9,000.00, and authorize the City Manager to negotiate and execute amendments to the Professional Services Agreement for the Accessibility Improvements at Valley Springs Park and West Point

on the Eno Park Project with Kimley-Horn and Associates, Inc. provided the total cost does not exceed \$98,000.00.

Background

A Request For Qualifications for Professional Services for the Accessibility Improvements at Valley Springs Park and West Point on the Eno Park Project was advertised in November 2015. Five firms submitted qualifications to the evaluation team in December 2015. The following two firms were short-listed for interviews in January 2016:

- Davis Kane Architects, PA
- Kimley-Horn & Associates, Inc.

The evaluation committee selected Kimley-Horn as the most qualified and responsive consultant for the project and staff began working with that firm to refine the scope of work at each park, since there are opportunities to improve overall connectivity and accessibility at each site in addition to remediating the accessibility deficiencies noted in the DOJ settlement agreement. This is especially true of the West Point on the Eno Park, where most of the historic buildings and points of interest are spread over a larger area and are not connected by accessible walks due in part to the steep terrain. In addition, many of the historic buildings do not meet the accessibility code. At Valley Springs Park many of the amenities are accessible, but the scope of work will include improvements to walkways, the ballfield spectator areas and accessibility improvements to the restrooms and parking lots.

Issues/Analysis

The contract includes full Design Services for the Valley Springs Park site. Design of the Valley Springs Park improvements is expected to be complete in ten months.

The contract includes partial Design Services for the West Point on the Eno Park site. The Design Services scope will include site investigation, concept design and a Basis of Design Report (BODR), which will identify greater connectivity and accessibility opportunities in addition to the DOJ citations. The BODR will inform future design and construction projects and will include cost estimates and priority ranking for future projects. The West Point on the Eno BODR is expected to be completed in 5 months. It is anticipated that the contract may be amended to include full design services at West Point after the BODR is completed. Funding for additional design scope has been appropriated.

Construction of improvements at both sites is not fully funded. It is anticipated that during the design phase, cost estimates will inform a future CIP request for full construction funding.

Alternatives

The City could elect not to proceed with the Professional Services Agreement for the Accessibility Improvements at Valley Springs Park and West Point on the Eno Park Project. Staff recommends against this alternative for several reasons. Design funding has been identified for this project and design fees have been fully vetted and negotiated with Kimley-Horn and Associates, Inc. Not proceeding with this project will negatively impact future planning goals for DPR and will prolong the remediation of these last remaining DOJ settlement sites.

Financial Impacts

Project Funding CH022 (Valley Springs Park):	\$283,000.00
Project Funding CH023 (West Point on the Eno Park):	\$230,646.00
Total Project Funding	\$513,646.00

Funding Uses Summary:

Design Services	3000H002-731003	\$89,000.00
Design Contingency	3000H002-731900	\$9,000.00
Subtotal Design Services		\$98,000.00
Other Owner's Expenses	3000H002-720110	\$2,500.00
Future Design Services*	3000H002-731003	\$86,000.00
Construction Budget	3000H002-731000	\$291,146.00
Construction Contingency	3000H002-731900	\$36,000.00
Total Project Budget		\$513,646.00

* Since the contract does not include full design services for the West Point on the Eno Park site, future Design Services are anticipated.

SDBE Summary

The Equal Opportunity/Equity Assurance Department reviewed the proposal submitted by Kimley-Horn of Raleigh, North Carolina to determine compliance with the Ordinance to Promote Equal Business Opportunities in City Contracting. The goals for this project are MSDBE 2% and WSDBE 4%. It was determined that Kimley-Horn was in compliance with the Ordinance to Promote Equal Business Opportunities in City Contracting.

SDBE REQUIREMENTS

Kimley-Horn will subcontract to the following certified firms:

Firm	ID	City/State	Amount	% of Contract
JC Waller & Associates, P.C.	MSDBE	Greensboro, NC	\$5,000.00	5.6%
Cooper and Associates Surveyors, P. A.	WSDBE	Morrisville, NC	\$4,900.00	5.5%

The MSDBE and WSDBE goals were exceeded.

WORKFORCE STATISTICS

Workforce statistics for Kimley-Horn are as follows:

Total Workforce	47
Total Females	9 (19%)
Total Males	38 (81%)
Black Males	1 (2%)
White Males	37 (79%)
Other Males	0 (0%)

Black Females	0	(0%)
White Females	8	(17%)
Other Females	1	(2%)